157.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	875,000	/	875,000
USE VALUE:	875,000	/	875,000
ASSESSED:	875,000	/	875,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNYDER ROBYN
Owner 2:	
Owner 3:	
Street 1:	106 RHINECLIFF
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SNYDER ROBYN & -
Owner 2:	SNYDER ERIC & BARBARA -
Street 1:	106 RHINECLIFF
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 1694 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	430,400	3,600	441,000	875,000
Total Card	0.161	430,400	3,600	441,000	875,000
Total Parcel	0.161	430,400	3,600	441,000	875,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.53 /Parcel: 516.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

104372

GIS Ref

GIS Ref

Insp Date

07/27/18

!12279!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,400	3600	7,000.	441,000	875,000		Year end	12/23/2021
2021	101	FV	417,800	3600	7,000.	441,000	862,400		Year End Roll	12/10/2020
2020	101	FV	417,800	3600	7,000.	441,000	862,400	862,400	Year End Roll	12/18/2019
2019	101	FV	314,700	3600	7,000.	441,000	759,300	759,300	Year End Roll	1/3/2019
2018	101	FV	314,700	3600	7,000.	371,700	690,000	690,000	Year End Roll	12/20/2017
2017	101	FV	314,700	3600	7,000.	340,200	658,500	658,500	Year End Roll	1/3/2017
2016	101	FV	314,700	3600	7,000.	289,800	608,100	608,100	Year End	1/4/2016
2015	101	FV	302,200	3600	7,000.	252,000	557,800	557,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:17:12

LAST REV

Date	Time
10/15/18	11:17:17
apro	

USER DEFINED

Prior Id # 1:	104372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12279

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER ROBYN &,	63768-67		6/18/2014	Convenience	1	No	No		
CHAN CAROLINE,	63677-583		5/30/2014		685,000	No	No		
CARNEY JOHN	49713-165		7/2/2007		501,000	No	No		
YETMAN KENNETH	48783-400		1/4/2007	Sub Sale	320,000	No	No		
	13220-704		1/1/1901		36,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2007	109	Addition	45,000			G9	GR FY09	ADD 2ND FLR
1/31/2007	65	Inter-De	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/8/2008	Meas/Inspect	201	PATRIOT
8/2/2007	MLS	HC	Helen Chinal
4/18/2006	MLS	BR	B Rossignol
1/6/2000	Inspected	264	PATRIOT
11/29/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26983464
Const Adj.:	0.99989998
Adj $ / SQ:	165.062
Other Features:	90595
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451204
Depreciation:	20755
Depreciated Total:	430449

COMMENTS

CRAWLSPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

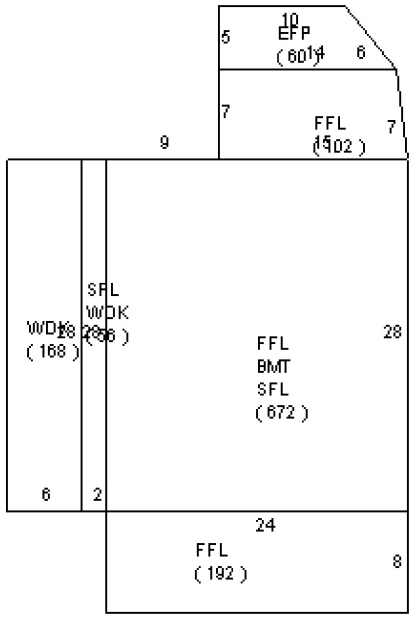
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.57
Special Features:	0	Val/Su Net:	162.42
Final Total:	430400	Val/Su SzAd	254.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	165.060	159,450
SFL	Second Floor	728	165.060	120,165
BMT	Basement	672	49.520	33,277
WDK	Deck	224	10.460	2,344
EFP	Enclos Porch	60	72.590	4,356

Net Sketched Area:	2,650	Total:	319,591
Size Ad	1694	Gross Area	2650	FinArea	1694
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1915	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600